

LAND DEVELOPMENT COMMITTEE

NOVEMBER 8, 2007

Present: _____ John A. Cimino, Chairman, Mercer County Planning Board
 x Bill Agress, Vice-Chairman, Mercer County Planning Board
 x Edward W. Fedorko, Jr., Member, Mercer County Planning Board
 x Donna Lewis, Planning Director, Mercer County Planning Division
 x Greg Sandusky, Mercer County Engineer
 x Thomas Ryan, Member, Mercer County Planning Board, Alternate

| <u>Type of Development</u> | <u>Name of Development</u> | <u>Municipality/Street/Block/Lot</u> |
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| 1. Minor Subdivision MC # 07 – 311 | Johnson Enterprises Land & Development, LLC | * Princeton Township 905 Lawrenceville Rd. Block 9101, Lot 4 |
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Approved: Subdivision of an existing 4.413 (ac) lot with three (3) existing single-family dwellings into two (2) new conforming size lots. One of the new lots (4.02) will be a “flag” lot. The three (3) existing dwellings will be removed and two (2) new dwellings are proposed, one on each new lot. The proposed lots will continue to share the existing common driveway. The applicant is proposing the creation of a conservation easement for the rear lot (4.02) to preserve the heavily wooded area. Bulk variance approval is required by the Township.

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| 2. Minor Subdivision MC # 07 – 514 | Lucash, Lawrence & Theresa | Lawrence Township Princeton Pike Block 2006, Lots 43 – 46 |
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Approved: Consolidation of four (4) existing non-conforming lots with an existing two-story dwelling and out-buildings located on two (2) of the existing lots. Re-subdivide to create two (2) new lots. One (1) of the new lots will contain the existing dwelling and shed. The second new lot will contain a new dwelling and the existing garage. Bulk variance approval is required by the Township.

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| 3. Site Plan MC # 07 – 208 | Merrill Lynch (Southfields Lot 1) | Hopewell Township 1200 Merrill Lynch Dr. Block 91, Lots 3.05, 3.16, 3.21 & 3.95 |
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Approved with conditions: Construction of surface parking for 327 parking spaces in the southeast corner of the Merrill Lynch complex. The new parking area will access the existing internal road system serving the complex and employees will enter and exit the site via one of the three existing site access points. The new parking spaces are proposed to help accommodate a planned on-site occupancy of 7,000 employees vs. the present 6,200 on-site employees.

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|-------------------------------|----------------------------|---|
| 4. Site Plan MC # 05 – 505 | Wal-Mart | * Lawrence Township 1060 Spruce Street Block 701, Lots 40 - 44 |

Approved with conditions: The removal of a used car dealership and the construction of a 143,233 (sf) retail facility with associated outdoor center, seasonal sales, parking & stormwater detention system will be constructed.

* Applicant granted county extension to review the subject application at the November 8, 2007 meeting.

** The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.